



## ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

### WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is [www.sloplanning.org](http://www.sloplanning.org).

### Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

### For Week of November 13, 2008

#### Arroyo Grande Area

Ellsworth Conditional Use Permit and Concurrent Vesting Tentative Tract Map (Tract 2424). Request by Coker Ellsworth, Inc. to subdivide an existing 1.69 acre parcel into nine parcels as part of a planned development. The subdivision will result in seven residential lots varying in size from 1,492 square feet to 2,224 square feet, a mini-storage lot of 34,500 square feet, and a non-buildable lot of 26,685 square feet to be held in common undivided interest by the owners of the other eight lots. The planned development will include the development of seven two-story townhouse units varying in size from 1,240 square feet to 1,522 square feet. Each unit includes an attached garage of 494 to 519 square feet. The mini-storage lot will be developed with two buildings, one single-story, one two-story, with a total structural area of 23,342 square feet. The number and size of the mini storage units has not been specified. The project proposes to accommodate a reduced agricultural buffer of 120 feet. No residential habitable space will occur within the buffer area. Mini-storage uses, however, are proposed to occur within the buffer area. Grading plans call for the use of retaining walls of up to 3.5 feet along the parcel's northern boundary and up to 6.5 feet along the parcel's southern boundary. Development of this project will result in disturbance of the full 1.69 acre parcel in order to accommodate grading, on-site roads, drainage improvements, a retention basin, and improvements to Halcyon Road. The project site is within the Residential Multi-Family land use category. The project is located on the east side of South Halcyon Road (addressed as 825 South Halcyon Road), at Temple Street, approximately 400 feet south of The Pike, and south of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) Planning Area. ED05-162 (SUB2004-00160)